

LET PROPERTY PACK

INVESTMENT INFORMATION

Saltlands, Bridgwater, TA6

209094012

 www.letproperty.co.uk





Property Description

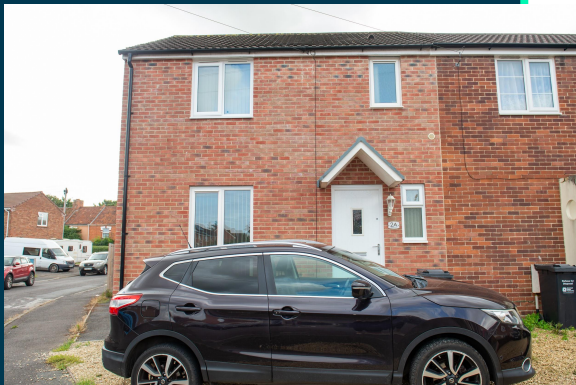
Our latest listing is in Saltlands, Bridgwater, TA6

Get instant cash flow of **£850** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **5.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £238,000.00 and borrowing of £178,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 238,000.00

25% Deposit	£59,500.00
SDLT Charge	£7,140
Legal Fees	£1,000.00
Total Investment	£67,640.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £178,500.00 @ 5%	£743.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£843.75	£858.75
Monthly Net Income	£6.25	£141.25
Annual Net Income	£75.00	£1,695.00
Net Return	0.11%	2.51%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **-£305.00**
Adjusted To

Net Return **-0.45%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£1,875.00**
Adjusted To

Net Return **-2.77%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £198,500.



£198,500

3 bedroom park home for sale

Chilton Park, Bridgwater

+ Add to report

CURRENTLY ADVERTISED SOLD STC

DETACHED PARK HOME | WELL PRESENTED THROUGHOUT | THREE BEDROOMS |
LARGE OPEN PLAN SITTING/DINING ...

Marketed from 19 Apr 2024 by Gibbins Richards, Bridgwater



£190,000

2 bedroom semi-detached house for sale

Carlton Drive, Bridgwater

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Modern Semi-Detached Property | Two Bedrooms | One Bathroom | Living Room |
Fitted Kitchen | Encl...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

Chilton Street, Bridgwater

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2023 to 12 May 2023 (25 days) by Red Deer Country, Williton



£1,100 pcm

2 bedroom end of terrace house

+ Add to report

Countess Avenue, Bridgwater

CURRENTLY ADVERTISED






LET AGREED

Marketed from 6 Aug 2024 by The Property Centre, Taunton

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 years +**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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